

DESIGN AND ACCESS STATEMENT

64 Parkfield Avenue, Rusholme, Manchester M14 4BA
Proposed New Private Dwelling House
For Mr I Siddique

GENERAL

Site History and Background

The site of approximately 50sq.m consists of a vacant plot of land at the end of a block of terraced houses that have been vacant for over 20 years
The property did receive planning permission reference 086277 on 4th June 2007 which has lapsed

Environs

The building is located to the centre of the Rusholme terraced residential properties to the west of Claremont Road at its junction with Santiago Street and Parkfield Avenue and consist of two storey buildings

This and all other properties are served with entrances from the streets and have rear passages and constructed using tiled roof over brick walls with window embellishment to the front elevations

Security by Design

The ground floor will have new disabled access ramp

The Proposal

The proposal is to construct a new two storey attached terrace building constructed to match the other buildings in the road

All works will comply with current planning sized rooms with current Building Regulation requirements

Car Parking

There is no car park but a cycle spaces can be provided in the rear yard

Waste Management

A new waste management strategy for the house will be implemented to ensure standard procedures are carried out with the new residential bins located with the bins pick-up area positioned at the end of the rear passage to Santiago Street

Landscaping

A new flagged area will be provided in the rear yard

Conclusion

We are of the opinion that the proposed new house is are not a detrimental use to the area as it is surrounded by similar buildings that enhances the property and the surrounding environment to the benefit of all parties concerned.